



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

## PROJECT NUMBER

R2015-02743

## HEARING DATE

TBD

## REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073684

Environmental Assessment No. 201500211

# SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Golden Creek Holdings, Inc. (Steve Lawrence)	08/30/2016	09/29/16	10/06/16

## PROJECT OVERVIEW

To create two single-family parcels with one flag lot on a 0.57 (gross) acre parcel.

## MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Modification to : ☐ Other: ☐  
Exhibit "A" Recorded Map

## MAP STATUS

Initial: ☐ 1<sup>st</sup> Revision: ☐ 2<sup>nd</sup> Revision: ☒ 3<sup>rd</sup> Revision (requires a fee): ☐

## LOCATION

630 Damien Ave., La Verne

## ACCESS

Damien Avenue

## ASSESSORS PARCEL NUMBER(S)

8391-014-019

## SITE AREA

25,130 sqft (gross)/ 18,907 sqft (net)

## GENERAL PLAN / LOCAL PLAN

Countywide

## ZONED DISTRICT

San Dimas

## SUP DISTRICT

5<sup>th</sup>

## LAND USE DESIGNATION

H9 Residential(1-9du/ac)

## ZONE

R-A-7500 (Residential  
Agricultural – 7,500 sq. ft.  
minimum lot area)

## CSD

NONE

## PROPOSED UNITS

2

## MAX DENSITY/UNITS

2

## GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)  
N/A

## ENVIRONMENTAL DETERMINATION (CEQA)

Pending.

## SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Peter Chou (213) 974-6433 <a href="mailto:pchou@planning.lacounty.gov">pchou@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Vicente Banada (626) 430-5381 <a href="mailto:ybanada@ph.lacounty.gov">ybanada@ph.lacounty.gov</a>

## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☐

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**PREVIOUS CASES**

R1st 201400032

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning **does not recommend** approval of the tentative map. Existing structures do not meet current zoning regulations. Please read below for further details.

Environmental Determination:

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
2. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Tentative Map:

3. Indicate if there will be grading for the proposed garage addition and proposed building pad. If proposed, provide cut, fill, export/import information on map.
4. Ensure accuracy of lot table. Ensure to net out highway dedication and easements for the net lot area. Ensure to calculate to the centerline of the right-of-way for the gross lot area.
5. "Pool Accessory Building" does not meet 5 feet setback requirement. Any existing zoning enforcement violations must be abated prior to hearing.
6. Tree notes need only indicate the number of oak tree on site or encroaching into the site.
7. Indicate whether existing trees depicted will remain or be removed
8. Fence height in front yard does not meet the 3 ½ feet height standard.
9. Show existing or proposed easements. For existing easements, provides copies of the recorded documents.
10. Consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/location of fuel modification buffer when recommending redesign of the development.

Administrative/Other:

11. Provide flag lot analysis (Flag Lot Supplemental Form).
12. Provide building permits and assessor's blanks for all structures (e.g. patio covers, storage sheds, etc.)
13. Clarify what portion of fence will be removed indicated on land division application (See Item 9)
14. Clarify whether grading is being proposed on land division application. Provide cut, fill, import/export (See Item 9)
15. The oak tree depicted is encroaching in the fire turn around and would require an oak tree permit. Submit fees and indicate a request for an OTP on the land division application (See Item 7)

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SHEET 1 OF 1 SHEET

## LEGAL DESCRIPTION

PORTIONS OF LOTS 14 AND 15, LA VERNE TRACT, M.B. 52 / 57-58,  
RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

AREAS		
	GROSS	NET
SITE:	21,779.55 S.F.	20,662.65 S.F.
PARCEL 1:	12,279.63 S.F.	11,312.73 S.F.
PARCEL 2:	9,499.92 S.F.	9,349.92 S.F.

ADDRESS

630 DAMIEN AVENUE  
LA VERNE CA 91750

A.P.N. 8391-014-019

ZONE

R - A - 7500 ( EXISTING &amp; PROPOSED )

## GENERAL PLAN

COUNTYWIDE ( EXISTING &amp; PROPOSED )

LAND USE

H-9 ( 1-9 du/ac ) ( EXISTING &amp; PROPOSED )

OWNER / SUBDIVIDER

GOLDEN CREEK HOLDINGS, INC.  
2689 RED ARROW DRIVE  
LAS VEGAS, NV 89135

702-463-7339

zoroli.dawn@gmail.com

EASEMENT NOTE

AN EASEMENT FOR WATER PIPES AND DITCHES AND THE RIGHT TO DEVELOP WATER AS DISCLOSED IN BOOK 836, PAGE 10 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

TREE NOTE

~~THERE ARE NO OAK TREE ENCROACHMENTS FROM THE SURROUNDING PROPERTIES. THERE WAS ONE TREE REMOVAL AT SOME POINT IN THE PAST IN THE FRONT PORTION OF THE PROPERTY.~~

## VICINITY MAP

## SURVEYOR

BOYD SCHNEIDERWENT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN CA 92371

760-868-0346 / 909-980-3701

FAX 760-868-3027

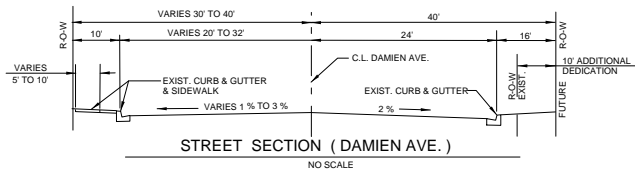
E-MAIL [schneiderwent@hotmail.com](mailto:schneiderwent@hotmail.com)

Boyd Schneiderwent

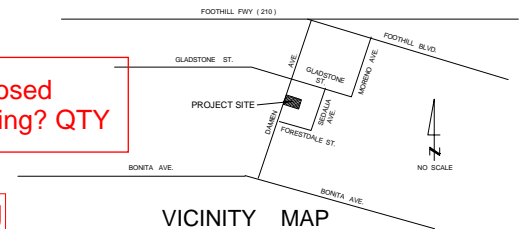
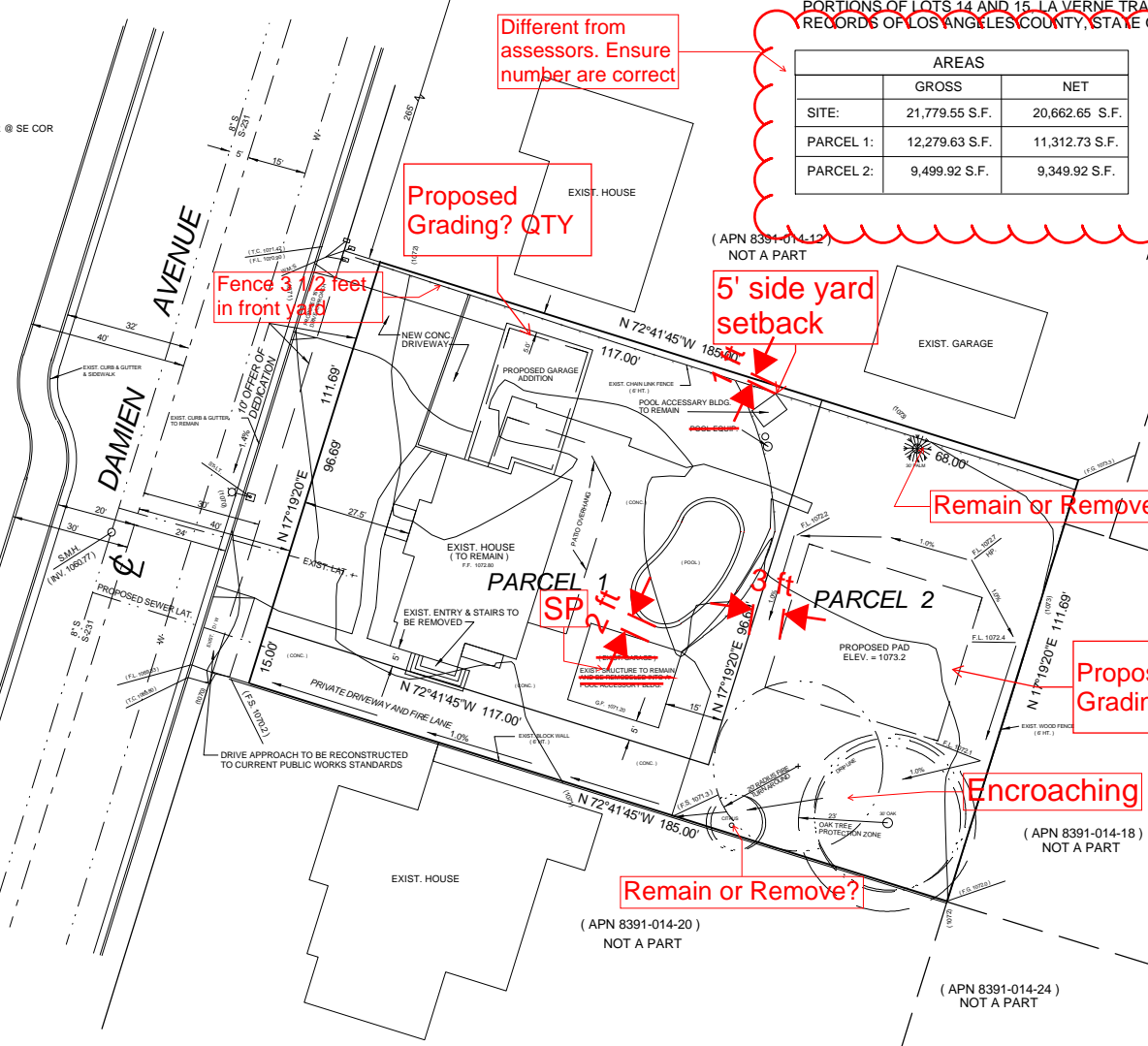
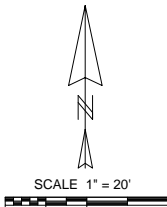
8-30-16

BOYD SCVHNEIDERWENT P.L.S.

DATED



**COUNTY BENCHMARK # G 5021**  
DPW TAG IN E CB 1M ( 3.3 FT ) S/O BCR @ SE COR  
GLADSTONE ST. & DAMIEN AVE.  
**ELEV. 1075.121**



It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
2. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements.
3. As previously requested, provide a Will Serve Letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
4. As previously requested, provide a Will Serve Letter from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
5. A revised tentative map is required to show the following additional items:
  - a. Please see attached Road review sheet (Comment 1) and checked print for requirements.
  - b. Please see attached Sewer review sheet (Comment 3) for requirements.

HW

Prepared by Aissa Carrillo

pm73684L-rev2.doc

<http://planning.lacounty.gov/case/view/pm073684/>

Phone (626) 458-3126

Date 09-22-2016



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREET  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO. 73684

TENTATIVE MAP DATED 08/30/2016  
EXHIBIT "A" MAP NA

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage/grading, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a letter of intent for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual:  
<http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

By


*M.D. Esfandi*

David Esfandi

Date 09/22/2016 Phone (626) 458-7130

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. As previously requested, a revised map is required to show the following items:
  - a. Show and call out the existing sewer main lines to serve the proposed development with the PC or CI number.

  
Prepared by Imelda Ng  
pm73684s-rev2

Phone (626) 458-4921

Date 09-21-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 073684 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-30-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provide to each parcel.



Prepared by Tony Khalkhali  
pm73684w-rev2.doc

Phone (626) 458-4921

Date 09-22-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative parcel map is required to show the following additional items:
  - a. Show and label right-of-way lines on both sides of Damien Avenue. Make a distinction between existing right-of-way lines and proposed right-of-way lines.
  - b. Show and label all existing street improvements for the full width of Damien Avenue, including curbs, gutters, sidewalks, driveways, curb ramps, drainage structures, utilities, and trees (indicate whether trees are or are not oak trees). Show the existing street improvements along the property frontage, and show at least 50' of the adjacent property frontage for both of the adjacent properties on both sides of the project property. Call out proposed disposition of all existing improvements (e.g, to remain, to be relocated, to be removed).
  - c. Show and label all proposed street improvements. Draft proposed improvements so that they are clearly distinguishable from existing improvements.
  - d. Dimension centerline to right-of-way, centerline to curb, parkway width, and sidewalk width on both sides of Damien Avenue.
  - e. See attached check print for additional comments.



Prepared by Erik Rodriguez  
pm073684r-rev2.docx

Phone (626) 458-4921

Date 09-19-2016



Label  
"Existing East  
R-O-W"

Label  
"Proposed East  
R-O-W"

## MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 073684

SHEET 1 OF 1 SHEET

LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

### LEGAL DESCRIPTION

PORTIONS OF LOTS 14 AND 15, LA VERNE TRACT, M.B. 52 / 57-58,  
RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

### ADDRESS

630 DAMIEN AVENUE  
LA VERNE CA 91750

A.P.N. 8391-014-019

### ZONE

R - A - 7500 ( EXISTING & PROPOSED )

### GENERAL PLAN

COUNTYWIDE ( EXISTING & PROPOSED )

### LAND USE

H-9 ( 1-9 du/ac ) ( EXISTING & PROPOSED )

### OWNER / SUBDIVIDER

GOLDEN CREEK HOLDINGS, INC.  
2689 RED ARROW DRIVE  
LAS VEGAS, NV 89135

702-463-7339

zoroli.dawn@gmail.com

### EASEMENT NOTE

AN EASEMENT FOR WATER PIPES AND DITCHES AND THE RIGHT TO  
DEVELOP WATER AS DISCLOSED IN BOOK 836, PAGE 10 OF DEEDS.  
SAID EASEMENT IS BLANKET IN NATURE.

### TREE NOTE

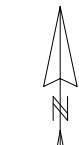
THERE ARE NO OAK TREE ENCROACHMENTS FROM THE SURROUNDING  
PROPERTIES. THERE WAS ONE TREE REMOVAL AT SOME POINT IN THE  
PAST IN THE FRONT PORTION OF THE PROPERTY.

AREAS		
	GROSS	NET
SITE:	21,779.55 S.F.	20,662.65 S.F.
PARCEL 1:	12,279.63 S.F.	11,312.73 S.F.
PARCEL 2:	9,499.92 S.F.	9,349.92 S.F.

Provide a line legend to define lines.

Draw to scale

Show location of existing utility pole.  
Show existing street improvements,  
including driveway approach.

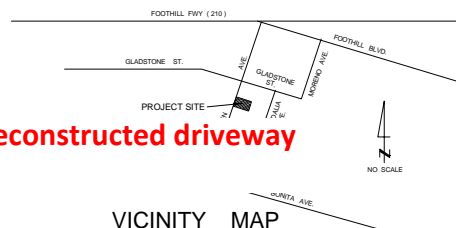


SCALE 1" = 20'

Check scale.  
Draw plans to scale.

Show reconstructed driveway  
width

Show existing street improvements using dashed lines, and proposed  
improvements in solid lines.



VICINITY MAP

### SURVEYOR

BOYD SCHNEIDERWENT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN CA 92371

760-868-0346 / 909-980-3701

FAX 760-868-3027

E-MAIL schneiderwent@hotmail.com



Boyd Schneiderwent

8-30-16

BOYD SCHNEIDERWENT P.L.S.

DATED

ROAD

2016-09-19/3rd RD review/ER

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073684 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-30-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo  
pm73684L-rev2.doc  
<http://planning.lacounty.gov/case-view/pm073684>

Phone (626) 458-3126

Date 09-22-2016

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveway to Parcel 2 as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Construct a new garage for Parcel 1 prior to final map approval. A building permit and final sign-off from the building inspector are required from the Building and Safety office.
10. Prior to final map approval, modify the existing garage in Parcel 1 to a pool accessory building as shown on the tentative map. A building permit and final sign-off from the building inspector are required from the Building and Safety office.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

Prepared by Aissa Carrillo  
pm73684L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm073684/>

Phone (626) 458-3126

Date 09-22-2016

**County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803**

<b>Tentative Parcel Map</b>	<u>73684</u>	<b>Tentative Map Dated</b>	<u>8/30/16 (rev.)</u>	<b>Parent Tract</b>	<u></u>
<b>Grading By Subdivider? [N ]</b>	<u>(Y or N) xxx yd<sup>3</sup></u>	<b>Location</b>	<u>La Verne</u>	<b>APN</b>	<u></u>
<b>Geologist</b>	<u>-----</u>	<b>Subdivider</b>	<u>Golden Creek Holdings</u>		
<b>Soils Engineer</b>	<u>-----</u>	<b>Engineer/Arch.</b>	<u>Schneiderwent</u>		

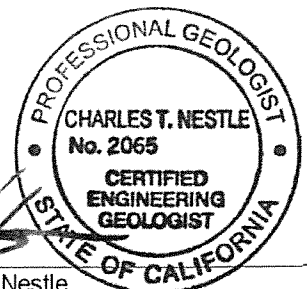
**Review of:**Geologic Report(s) Dated: -----Soils Engineering Report(s) Dated: -----Geotechnical Report(s) Dated: -----References: -----
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Jeremy Wan  
Soils Section



Charles Nestle  
Geology Section

Date 9/21/16Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.


**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval.

Name Nazem Said  Date 09/19/2016 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073684\GP 073684\2016-09-07 TPM 073684 SUBMITTAL

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of future right of way for an additional 10' along the subdivision frontage on Damien Avenue, for a total future right of way width of 40' from centerline along the subdivision frontage on Damien Avenue.
2. Reconstruct the existing driveway approach on Damien Avenue to the satisfaction of Public Works.
3. Construct the new driveway on Damien Avenue to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.
4. Any landscaping, fencing, or other above-ground obstruction adjacent to the driveways shall be depressed to 42 inches or less within 10 feet of the right of way to provide adequate line of sight.
5. Provide 2 feet of separation between any above-ground obstructions, including utility poles, and the top of the "X" of any driveway along the project frontage.
6. Repair any improvements damaged during construction.
7. Execute a covenant for private maintenance of curb/parkway drains; if any.
8. Plant street trees along the property frontage on Damien Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. Underground all new utility lines. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

11. Street Lighting Requirements:

New streetlights are not required. However, the project area will be required to be annexed to the County Lighting Maintenance District 1687. Therefore, submit a street lighting plan showing existing streetlights for the annexation process.

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

**CONDITIONS OF ANNEXATION**

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.



**CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:**

The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "asbuilt" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



Prepared by Erik Rodriguez  
pm073684r-rev2.docx

Phone (626) 458-4921

Date 09-19-2016



## **COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73684

MAP DATE: August 30, 2016

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **FINAL MAP CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative Map shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The flag lot design shall provide a minimum paved unobstructed driveway width of 15 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
4. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

### **PROJECT CONDITIONS OF APPROVAL**

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site private driveways for the flag lot design shall provide a minimum paved unobstructed width of 15 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: PM 73684

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3. This project is not required to provide a Fire Department turnaround on the property. An approved Fire Department turnaround is required when a fire lane exceeds a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Per the fire flow test performed by the City of La Verne Public Works Department dated 02-26-26, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
6. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
7. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
9. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **73684**      DRP Map Date: **08/30/2016**      SCM Date: **10/06/2016**      Report Date: **09/27/2016**  
Park Planning Area # **1**      **NORTH CLAREMONT**      Map Type: **REV. (REV RECD)**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$2,438</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,438 in-lieu fees.

Trails:

No trails.

Comments:

This map proposes to subdivide one (1) lot into two (2) single-family home lots. One (1) existing single-family home to remain; net increase of one (1) unit.

**\*\*\*Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

  
Kathline J. King, Chief of Planning

Supv D 5th  
September 19, 2016 09:24:41  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73684</b>	DRP Map Date: <b>08/30/2016</b>	SMC Date: <b>10/06/2016</b>	Report Date: <b>09/27/2016</b>
Park Planning Area #	<b>1</b>	<b>NORTH CLAREMONT</b>	Map Type: <b>REV. (REV RECD)</b>	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.09	0.0030	1	0.01
M.F. < 5 Units	3.28	0.0030	0	0.00
M.F. >= 5 Units	1.74	0.0030	0	0.00
Mobile Units	1.95	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.01</b>

Park Planning Area = **1 NORTH CLAREMONT**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$243,801	<b>\$2,438</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$243,801	<b>\$2,438</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

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Fifth District

September 26, 2016

Tentative Tract Map No. 073684

Vicinity: San Dimas

Tentative Tract Map Date: August 30, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073684** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

*V.C.*  
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